

## Petition 2019-167 by Grubb Management

### To Approve:

This petition is found to be **consistent** for a portion of the site and **inconsistent** with the *Central District Plan* recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family land uses for most of the site, including portions recommending greater than 25 DUA; and
- The plan recommends single family residential up to 8 DUA for a portion of the site.

(However, we find) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from a portion of the site from single family residential up to 8 DUA to residential over 22 DUA.

### To Deny:

This petition is found to be **consistent** for a portion of the site and **inconsistent** with the *Central District Plan* recommendation based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family land uses for most of the site, including portions recommending greater than 25 DUA; and
- The plan recommends single family residential up to 8 DUA for a portion of the site.

(Therefore, we find) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- The scale of the proposed building does not adequately provide a height transition toward the adjacent single family homes.
- While the site is within ½ mile of a future Lynx Gold Line stop and bus routes, and adjacent to the Stewart Creek Greenway, it is anticipated that majority of the residents will own automobiles. The site plan requests an optional provision to only require a total of 6 parking spaces for 104 apartments. At this time, there is no plan for additional offsite parking spaces for the building's residents.
- While the site provides 50% of units that will be affordable up to 80% AMI, the size and scale of the building, as well as the lack of available parking, may provide land use incompatibilities and parking strain on the existing adjacent single-family homes.

**Motion:**

**Approve or Deny**

**Maker:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**